

# ESTEPONA

## 650.000€



ONE MARBELLA  
LUXURY PROPERTY

[www.one-marbella.com](http://www.one-marbella.com)



FRONT LINE GOLF





The design is elegant and modern at the same time. The impressive architecture of this villa mixes the Mediterranean style with the newest tendencies in contemporary style. Designed with the latest techniques to achieve an ecological and low maintenance building. It is a front line golf house with fabulous views.





You can enjoy this swimming pool area, overlooking the golf course with a glass of wine in your hand. That moment when you realize that you´re living in one of the best places in Spain, which is La Costa del Sol. Enjoy the Mediterranean and contemporary lifestyle!



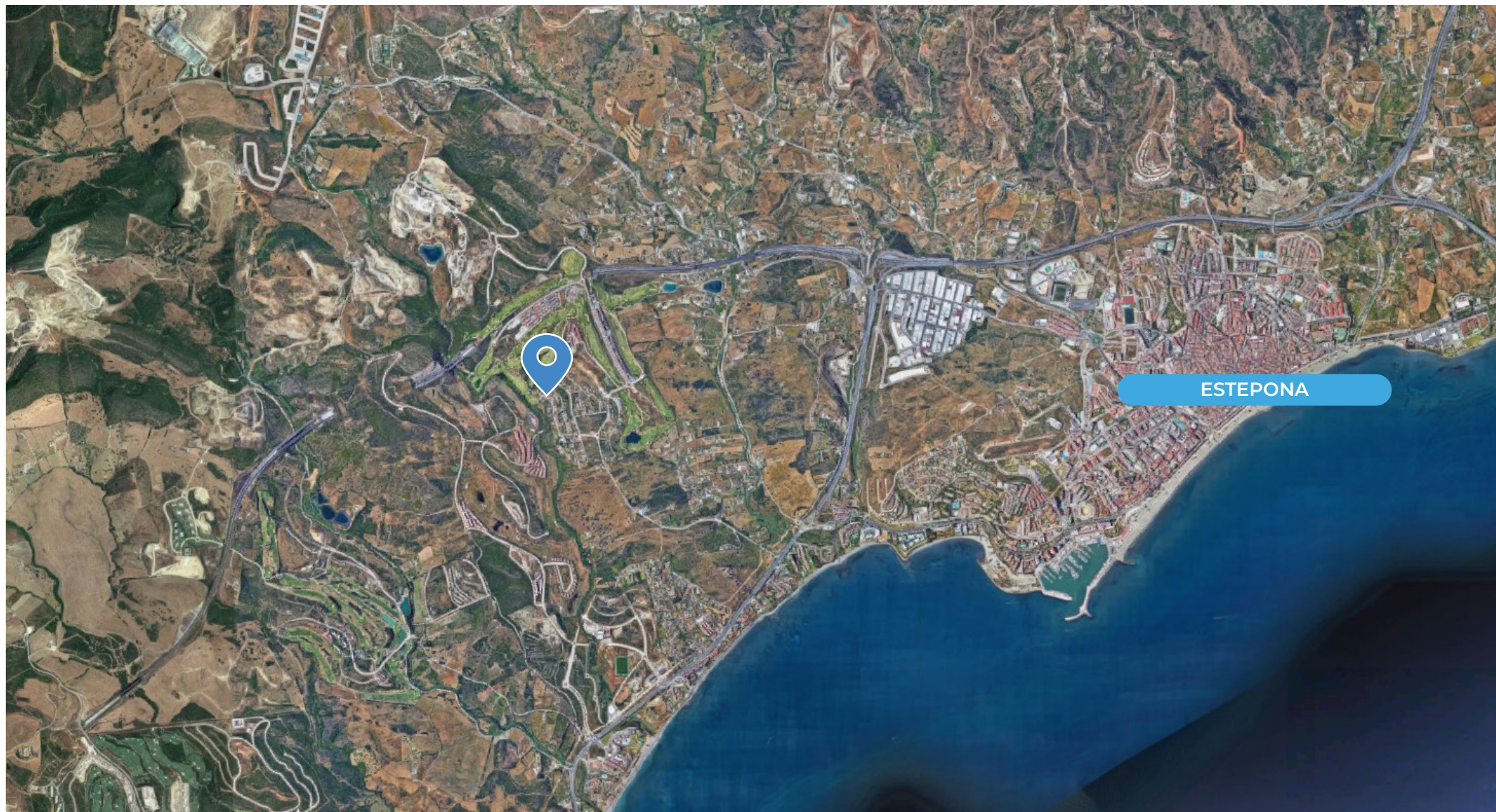


This villa set on 2 levels, which have been carefully designed. All the qualities of our houses have the highest standards, we only use the best marbles, woods and carpentry for our luxury designs.

◆ MARVELLOUS LOCATION







This villa is located in front of one of the best golf courses in Estepona, from your terrace you can enjoy every day the stunning views to the golf course and the breathtaking sunsets of the Costa del Sol. The town of Estepona has many amenities and restaurants, and is just a 3 minutes away by car.









Located in Valle Romano, the heart of the New Golden Mile. In a few minutes you will be connected to Estepona, Puerto Banus and Marbella centre. These marvelous villas are surrounded by all kinds of services and have comfortable access from any point of the Costa del Sol. Airport and high-speed trains are less than 45 minutes away from your new home.

Estepona is the perfect place that balances the traditional and relaxed lifestyle of the coast with the cosmopolitan atmosphere of the town. You will find a wide variety of amenities and services: international and private schools with the highest educational standards, luxury shopping, exciting nightlife, stylish beach clubs, exquisite restaurants, yachting to beautiful beaches and stunning views, accompanied by 360 days of sunshine and the best weather throughout.

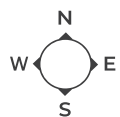
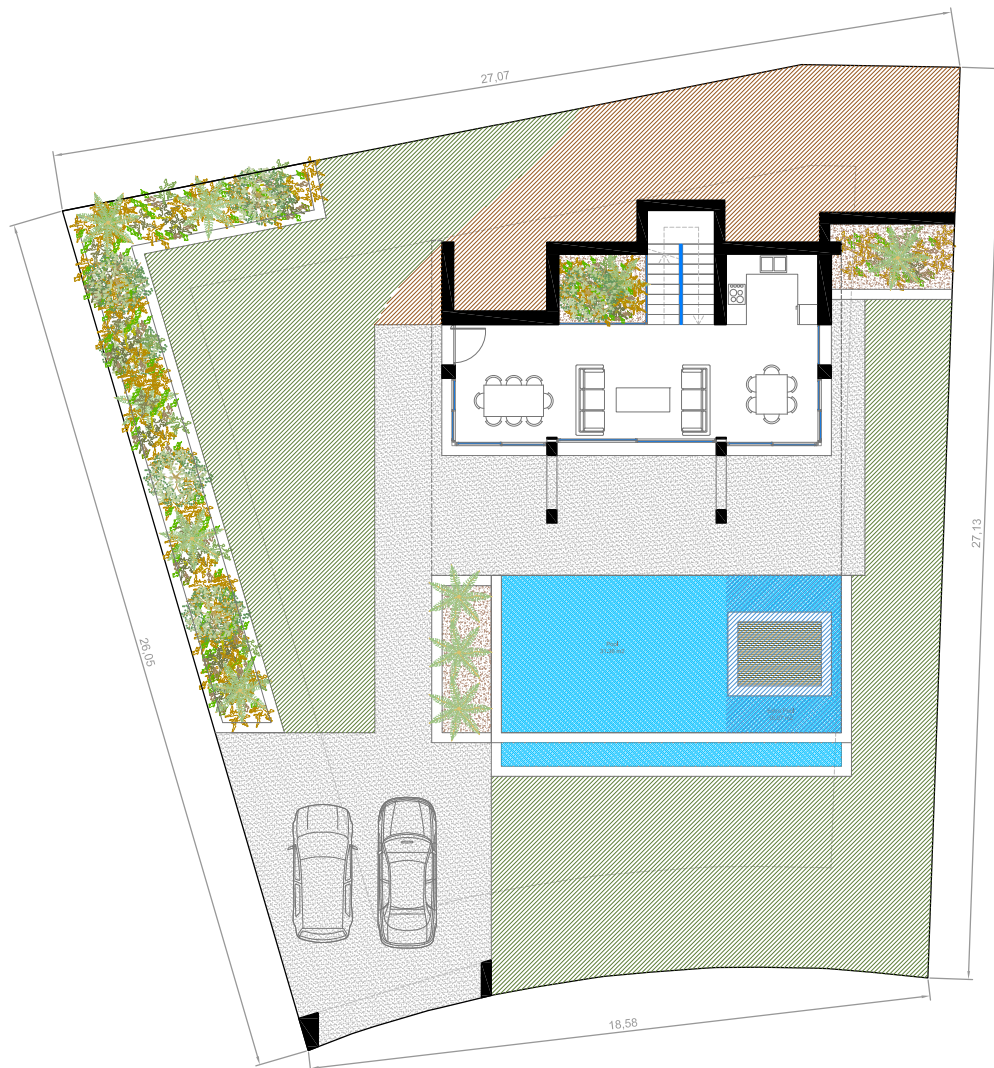


◆ FEATURES

Beds / Baths	<i>Dormitorios / Baños</i>	3 / 3
Built area	<i>Superficie construida</i>	151,3 m <sup>2</sup>
Plot	<i>Parcela</i>	596 m <sup>2</sup>
Terraces	<i>Terrazas</i>	93,87 m <sup>2</sup>
Parking Space	<i>Espacio de Aparcamiento</i>	66,55 m <sup>2</sup>
Pool	<i>Piscina</i>	
West facing	<i>Orientación oeste</i>	







GROUND FLOOR

PLANTA BAJA

Built Area	<i>Superficie construida</i>	71,30 m <sup>2</sup>
Covered terraces	<i>Terraza cubierta</i>	46,05 m <sup>2</sup>
Uncovered terraces	<i>Terraza descubierta</i>	18,50 m <sup>2</sup>
Parking Space	<i>Espacio de Aparcamiento</i>	66,55 m <sup>2</sup>
Pool	<i>Piscina</i>	31 m <sup>2</sup>

FIRST FLOOR

PRIMERA PLANTA

Built Area	<i>Superficie construida</i>	80,00 m <sup>2</sup>
Covered terraces	<i>Terraza cubierta</i>	29,32 m <sup>2</sup>

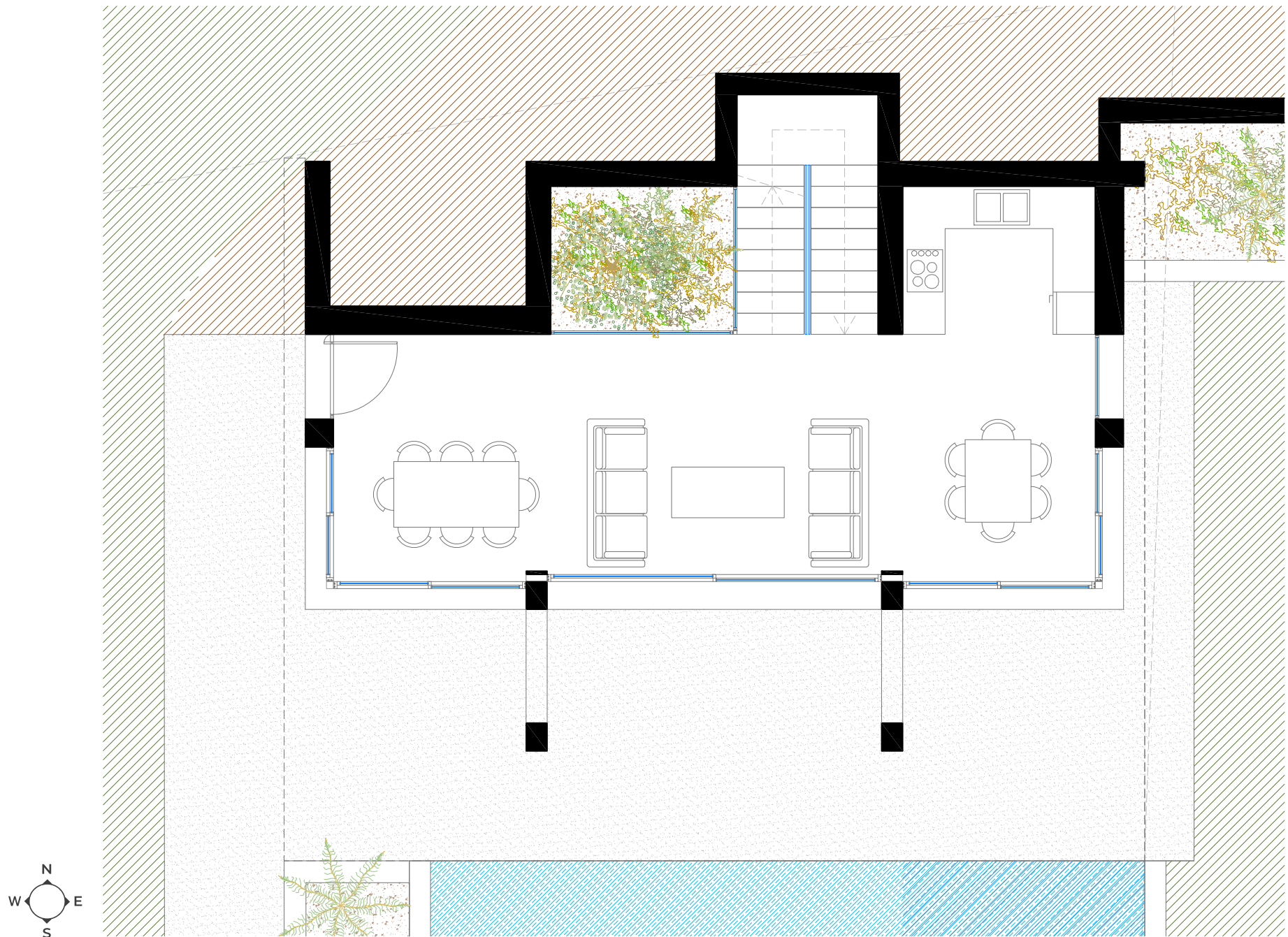
BASEMENT  
(OPTIONAL)

SÓTANO  
(OPCIONAL)

Built Area	<i>Superficie construida</i>	99,40 m <sup>2</sup>
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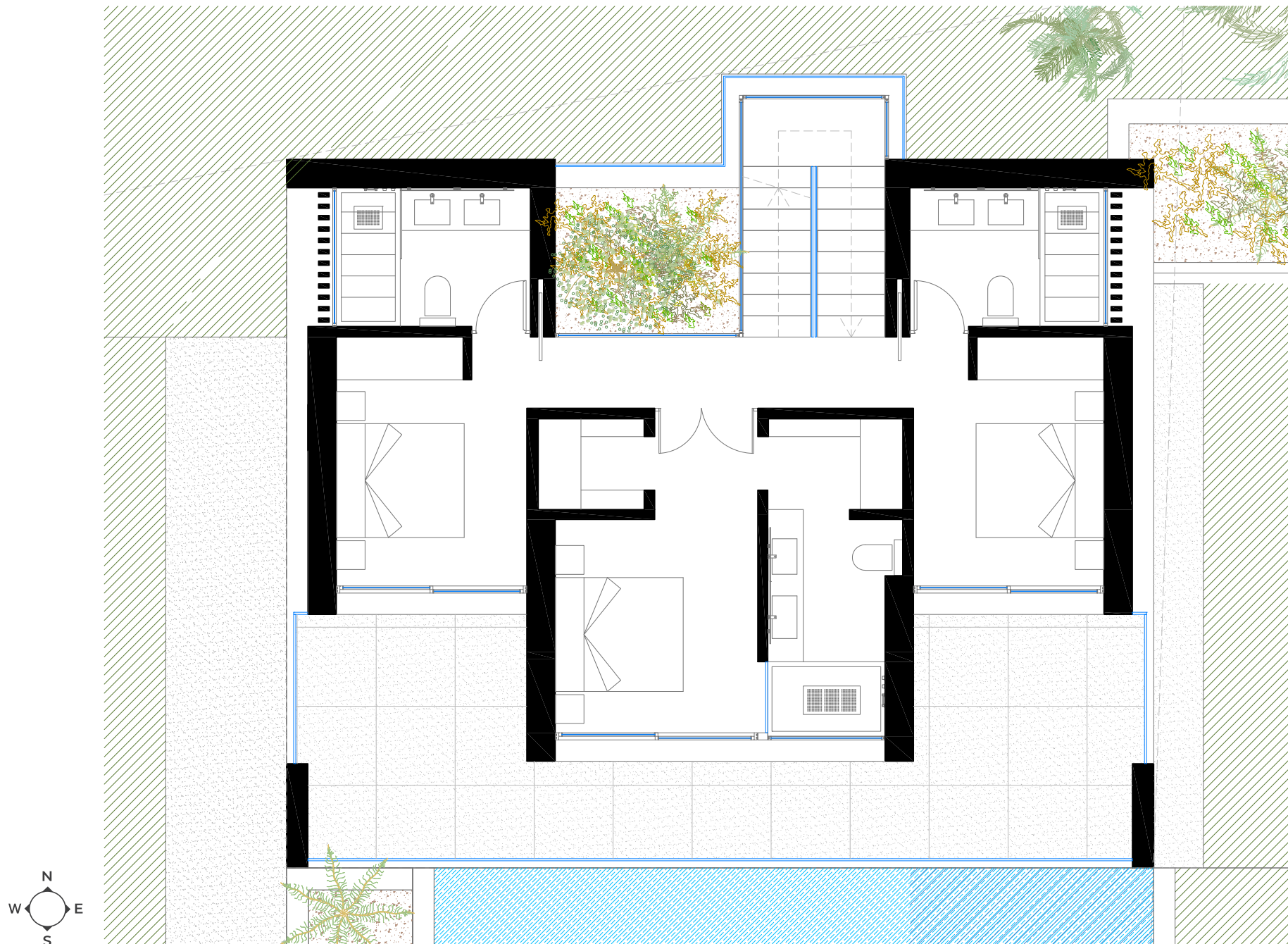


◆ GROUND FLOOR

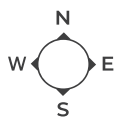




◆ FIRST FLOOR











## QUALITY SPECIFICATIONS

### FOUNDATION AND STRUCTURE

- Reinforced concrete structural floor.
- Two way reinforced concrete slab, with pillars and beams, according to the European and Spanish regulations.

### ROOF AND TERRACES

- Inverted flat roof with anti slip floor tiles, when practicable and gravel when not.
- Insulation and waterproofing according to the regulations.
- Glass balustrade, with hidden aluminum profile in the first floor.

### EXTERIOR WALLS

- Brick cavity wall with partly insulated cavity with extruded polystyrene.
- Exterior wall rendering with cement mortar and finishes according to design.
- The pillars will be covered to break the thermal bridge.

### PARTITIONS

- Double hollow ceramic bricks, received with cement mortar. Finished with gypsum plaster work and matte paint.

### EXTERIOR CARPENTRY

- Thermal break Aluminum profiles by Cortizo or similar, high quality
- Security laminated glass CLIMALIT 3+3 / camera / 3+3.
- Thermal glass.
- Sliding doors with invisible track (in the floor side).

### PLOT ENCLOSURE

- Street front-1m high wall+ 1m high mesh.
- Division between plots: Stone finished retaining wall (when necessary) and metallic mesh.

### HEATING AND AIR CONDITIONING

- Aerothermal heating systems LG for air conditioning/heating and hot water.
- Electric underfloor heating system for all bathrooms.

### FLOORS

- Interior floors: Porcelanic tile
- Exterior floors: Antislip Porcelanic tile.

### SKIRTING BOARD

- According to the floor.

### BATHROOM WALLS

- Porcelanic tile.

### ACCESS DOOR

- Security entrance door.

### INTERNAL DOORS

- Standard height white lacquered internal doors, with hidden hinges.

### WARDROBE

- Closets and walk-in closets following detailed design.
- Closets: White lacquered sliding doors with finger pull and insides finished in Cancun textile.
- Walk in closets: Without doors.

### SWITCHES AND SOCKETS

- New Unica Schneider (or similar).



## ◆ QUALITY SPECIFICATIONS

### LIGHTING

- Downlight LED on ceilings; in bathrooms, kitchens and corridors.
- Cove lighting in the livingroom.

### SWIMMING POOL

- Swimming pool with salt water system.
- Finished in white mosaic. Includes exterior shower.

### GARDEN

- Grass seeds and automated irrigation systems.

### SECURITY SYSTEM

- Alarm / Video intercom.

### KITCHEN

- Low and high units lacquered with fingerpull.
- Silestone worktop and splashback finished with porcelanic tile.
- Siemens appliances; vitroceramic, oven, microwave, dishwasher, fridge / freezer
- Ceiling extractor
- washing machine/ dryer.

### BATHROOMS

- Sanitary ROCA (or similar). Including Suspended hung toilets.
- Resine shower tray .
- Taps: Hansgrohe (or similar).





<b>UPGRADE TO GAGGENAU APPLIANCES</b> <small>INDUCTION HOB / OVEN / EXTRACTOR / MICROWAVE REFRIGERATOR / FREEZER / DISHWASHER / WASHING MACHINE/ DRYER</small>	<b>11.200 €</b>
<b>CHILL OUT</b>	<b>17.000 €</b>
<b>HEAT PUMP FOR SWIMMING POOL + AUTOMATIC COVER</b>	<b>PRICE UPON REQUEST</b>

V.A.T. NOT INCLUDED

**1 — Reservation Fee 20.000€**

**2 — Buy the plot 215.000€**  
Client becomes the developer

**Sign turnkey contract 30.000€**

Payment includes:

- Cleaning of the plot if necessary
- Topography study
- Geological study
- Architect project
- 3D images
- Quantity surveyor study
- Health & security study

**3 — Start building 20%**

Once the license has been granted, construction starts.

**4 — Monthly payment & Finance**

The rest of the payments will be made per month, with all completed progress demonstrated by building certificates.

Once you have paid the plot, with a good credit history, it is quite simple to obtain a self-developer mortgage to finance the building costs.

**5 — Completion**

Construction completion time of 10-12 months.

Once the villa is finished, we manage the final utility connections and first occupation license for you.

**BENEFITS BUYING OFF-PLAN**

- Buy 40% below market price
- Possibility to change internal distribution
- You can decide the finishes
- We take care of the entire project to give you total peace of mind

**TAXES**

The obligatory applicable taxes are:

- Over the plot: 21% V.A.T.
- Over the building cost: 10% V.A.T.

\* Development Companies will NOT pay taxes over building costs

**NO ADDITIONAL COSTS**

There are NOT additional costs - everything is covered.

The quote we give you includes:

- All the construction licensing costs
- First occupation license
- Utility connections / final connection fees
- An independent quality control company
- Decennial insurance fees
- Laboratory tests
- Quantity surveyors
- Health and security supervision
- Architect studies

The list goes on - and it's all included

**TRIPLE GUARANTEE**

- Up to 10 years structure
- 3 years installations
- 1 year finishes

**Total price: 650.000€ V.A.T. not included**